CABLE WHARF

by

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Welcome
To Cable Wharf

With its name deriving from the 1865 Transatlantic Telegraph Cables manufactures on the grounds, Cable Wharf is now a beautiful new collection of one and two-bedroom homes located in the small town of Northfleet.

Looking out across the River Thames, this development is set against the unique backdrop of ancient chalk cliffs and the Thames' riverbanks. It is the perfect space for those looking for waterfront living, whilst still being a stone's throw from the buzzing city of London.

Find your very own dream home, from a range of apartments, ideally suited to first time buyers, couples and families. All homes are benefitting from the Love Living Homes Shared Ownership scheme; designed and tailored to suit you, making the new home buying process just that bit easier.

A highly sought-after key commuter location. Enjoy fast access into London St Pancras in 23 minutes.

Computer Generated Image

Cable Wharf

Northfleet, Gravesend DA11 9AA

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Computer Generated Image

Introducing your new home

Finding the right home to call your own is one of the most exciting things anyone of us can do. Cable Wharf provides the rare opportunity of a new home set amongst a dramatic ancient backdrop with a nautical vista, ever-changing regardless of the seasons, weather or time of day.

Big ships, small boats and yachts all make their way in and out of a constantly changing seascape.

The Cable Wharf vision was conceived and created as a new forward-looking community, building upon the positive associations of an area rich with history and successful commercial enterprises, perfect for those seeking outdoor lifestyles.

All of our new homes follow a contemporary design theme, featuring a range of styles and layouts, providing lots of choice for your ideal new home.

Each new home at Cable Wharf is built to the highest standard, paying special attention to those distinctive design details which create homes as individual as you. Our objective has been to create homes with a timeless quality, keeping them looking good for years to come

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The beauty is in the detail

From the moment that you step into a Love Living Homes property at Cable Wharf, you'll notice the individual touches that make it feel so special. With a stylish kitchen and flooring included throughout, it's a perfect blank canvas to create your new home just as you intended.

All of our new homes are built to minimise environmental impact, keeping running and maintenance costs economical and minimal.

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Cable Wharf
Your new home

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Local area

Positioned on the banks of the Thames for idyllic riverside living, Cable Wharf is ideal for those that love the call of the water. Sat on the fringes of both town and countryside, weekends can be spent sipping on wine at the nearby vineyards, eating fish and chips on Whitstable beach or just walking with the family through the green Kent Downs.

Just west of Gravesend Town Centre, and under a mile (15-minute walk) to the main railway station, Cable Wharf allows for easy access to the vibrant towns and cities the UK has to offer. Whether driving or using the high-speed train connections, it's easy to explore the eating, drinking and shopping scenes of London, Greater Kent and even Paris.

Whether you prefer the great outdoors or the bright lights of the big city, whatever your lifestyle preference, Cable Wharf welcomes you into its vibrant community.

Priority will be given to those with a local connection to the Gravesham area.

Sunrises over the River Thames at Gravesend

Gravesend town centre

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Your area

Eating and drinking

Whatever your culinary preference there is something for everyone within the surrounding area. Stay local at a riverside eatery in Gravesend, head into the countryside and try the bar and restaurant at the Mount Vineyard or hop on the train to London, renowned for its culinary excellence- you will never go hungry/ the options are endless.

Beach life

Although located on the southern banks of the River Thames, there are still beautiful beaches within a short drive from Cable Wharf. Head south to Sheerness beach or travel a bit further to the coastal town of Whitstable. Eat beach-side oysters at the famous Herne Bay, jump on a paddle board, soak up the sunshine or take a dip in the refreshing English waters.

Keeping active

Rowing on the river at dawn, a post-work pavement pounding jog or Saturday morning spin to start your weekend, there are plenty of choices to stay active in and around Gravesend. Embrace the water with the nearby sailing club, ideal for seasoned sailors or brand-new beginners. Inside or out, there are activities for all.

Kent and beyond

With both river and land at your doorstep, Cable Wharf is perfect for those that like to explore their nearby towns and rural surroundings. Walk, run and cycle through Kent's green countryside, discover beautiful English Wines at the local vineyards or stumble across quaint, historic towns and their cute country pubs.

If you love the great outdoors but don't want to lose the bustling city vibe, you'll love life at Cable Wharf.

Schools

Northfleet Nursery (awarded outstanding by OFSTED in 2022) is a lovely local pre-school for your smallest ones, who are not yet ready to join the bigger children. Rosherville and St Botolph's are both good options for those looking at nearby primary schools and Mayfield Grammar and Gravesend Grammar are OFSTED outstanding choices for those growing teens.

Shopping

Kent's flagship Bluewater shopping centre is just a 15-minute drive from Cable Wharf- catch a film at the cinema, treat yourself to some retail therapy or dine at some of the UK's leading chain restaurants. Alternatively, shop local and visit the bustling high streets of the surrounding towns.

City access

Jump on a train and be in London in under an hour- head to London bridge and explore the treats on offer at Borough Market or take the fast train straight to St Pancras station and discover the vast number of European cities on offer.

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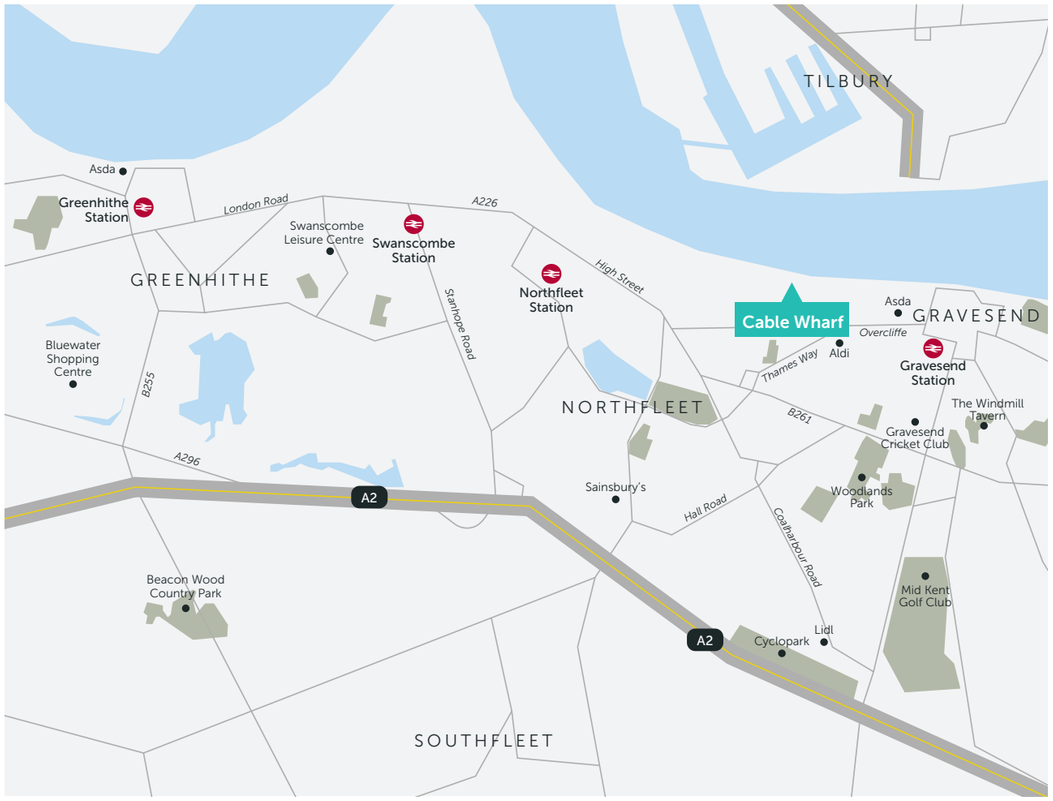
Location and local amenities



Eating and drinking

The Rum Puncheon	1.5 miles
Three Daws Pub	1.5 miles
Julius Caesar Italian Restaurant	1.6 miles
Rico Sabor	1.6 miles

Supermarkets

Lidl	1.2 miles
Sainsbury's	1.8 miles
Waitrose	5.0 miles

Things to do

Gravesend Sailing Club	2.4 miles
Bluewater Shopping Centre	5.0 miles
The Mount Vineyard	15.5 miles
Sheerness Beach	31.9 miles

Schools

St Botolph's Primary School	0.6 miles
Northfleet Nursery School	1.1 miles
Mayfield Grammar School	1.2 miles
Rosherville Primary School	1.3 miles
Gravesend Grammar School	2.6 miles

Cable Wharf
Northfleet, Gravesend DA11 9AA

Travel times and distances are taken from Google Maps.

Connections and travel times

Cable Wharf is perfectly placed for easy travel, whether your lifestyle features a daily commute, occasional business strips, or weekend getaways.

By train

Trains from Gravesend
(1.6 miles)

Ebbsfleet International	4 mins
St Pancras International	23 mins
London Bridge	59 mins

By car

Maidstone	18.6 miles
London	25.9 miles
Royal Tunbridge Wells	31.0 miles
Whitstable	38.9 miles
Gatwick Airport	39.2 miles

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Leeds Castle, Maidstone, 18 miles

Royal Tunbridge Wells, 31 miles

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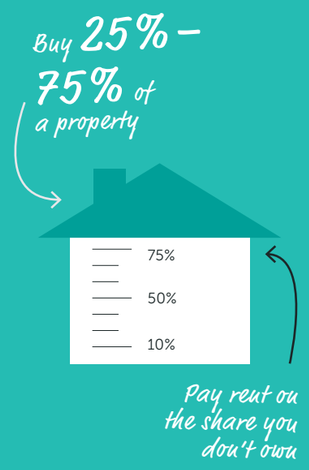
Purchasing your home through Shared Ownership

Also known as 'part buy, part rent', Shared Ownership is a government-backed scheme that allows you to buy a share of a property and pay rent on the rest.

You can buy a home with Shared Ownership if you can't afford all of the deposit and mortgage payments for a home that meets your needs. Shared Ownership offers you the chance to buy an initial share of a home worth between 25% and 75% of its market value and then you pay rent on the remaining proportion.

You could end up owning 100% of your home if you choose to buy more shares later. This is known as 'staircasing'. If you buy more shares, you'll pay less rent.



WHO CAN BUY WITH SHARED OWNERSHIP?

- You must be at least 18 years old
- Outside of London your annual household income must be less than £80,000
- You cannot own another home. Shared Ownership purchasers are often first time buyers but if you do already own another property (either in the UK or abroad), you must be in the process of selling it
- You should not be able to afford to buy a home suitable for your housing needs on the open market

Why buy new?

New homes built to last

When you buy new it means that you are also getting a high-quality home, built to withstand the test of time and constructed in line with the current energy efficient standards; saving you money whilst also saving the planet.

Find out more at lovelivinghomes.co.uk

SAVE
£2.2k
on your annual energy bills

ABC
Energy efficiency rating

65%
more energy efficient

30%
30% less water used

55%
cheaper to run
than an equivalent
Victorian house*

* Statistics taken from the HBF Energy Report "Watt a Save" – July 2023

Who are Love Living Homes?

Ethos

Based in the heart of Kent, with strong foundations in property construction and management, Love Living Homes offer a unique combination of homes and services allowing our customers to buy, rent and invest happy.

Providing quality and well-designed homes throughout Kent and East Sussex allows us to use our local knowledge to provide a completely tailored service. We guide and support our customers from renting and buying their own home to building a property portfolio with all the ongoing services that they require.

Our customers know they can rely on us to provide a high level of service with flexible solutions to make their property journey a happy experience.

A name you can trust

Love Living Homes is backed by Town & Country Housing, which is regulated by the Homes & Communities Agency (HCA) and part of the Housing Ombudsman Scheme.

Successful and financially secure, Love Living Homes is a provider of market rental, intermediate market and leasehold management to a portfolio of an extensive portfolio across Kent & East Sussex.

Buy, rent and invest happy

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